



Chapel Bricks High Street, Withernwick, HU11 4TR  
Offers Over £175,000





**\*\*NO CHAIN\*\***

We are excited to present this quirky, detached, two bedroomed cottage nestled in the charming village of Withernwick. Built from the bricks of the former Wesleyan Chapel that once stood on the site, the property has recently been renovated and is currently used as a holiday home.

Entering through the front door, straight in front is the staircase to the first floor, the dual aspect living room with cosy multifuel burner is to the left and the inviting dining kitchen is to the right and completes the ground floor.

To the first floor are two double rooms, the master being particularly spacious and dual aspect along with the family bathroom.

Externally is a private, enclosed rear courtyard garden and raised brick terrace.

EPC: E  
Council Tax: B  
Tenure: Freehold

### Front Garden

Enclosed gravelled front garden.

### Entrance Hall

Recently fitted composite front door, staircase to first floor, tiled flooring and coving to ceiling.

### Lounge

15'10"x 12'7" (4.85x 3.84)

Features a window to the front of the property and rear patio doors leading to the garden, coving to ceiling, and Ecostrad iQ Ceramic WiFi-controlled electric radiators. Also including, a log burner with wooden mantle, under stairs storage and LVT flooring.







### Kitchen Diner

15'10" x 9'3" (4.85 x 2.84)

Window to front and rear of the property and rear door into garden area, Fitted wall and base units, Wooden work surfaces, Belfast sink, Electric cooker point and space for free standing oven. Also featuring partly tiled walls, Coving to ceiling, Extractor fan, Ecostrad iQ Ceramic WiFi-controlled electric radiators, LVT flooring, Space for under counter fridge and space for washing machine.

### First Floor Landing

Includes coving to ceiling and a dado rail.

### Master Bedroom

15'11" x 9'2" (4.86 x 2.81)

Front and rear facing windows, Built in cupboard and Ecostrad iQ Ceramic WiFi-controlled electric radiators, Carpets.

### Bedroom 2

9'9" x 9'2" (2.99 x 2.81)

Front facing window, Built in cupboard, Ecostrad iQ Ceramic WiFi-controlled electric radiators, Carpeted and Loft access.

### Bathroom

6'2"x 5'5" (1.9x 1.66)

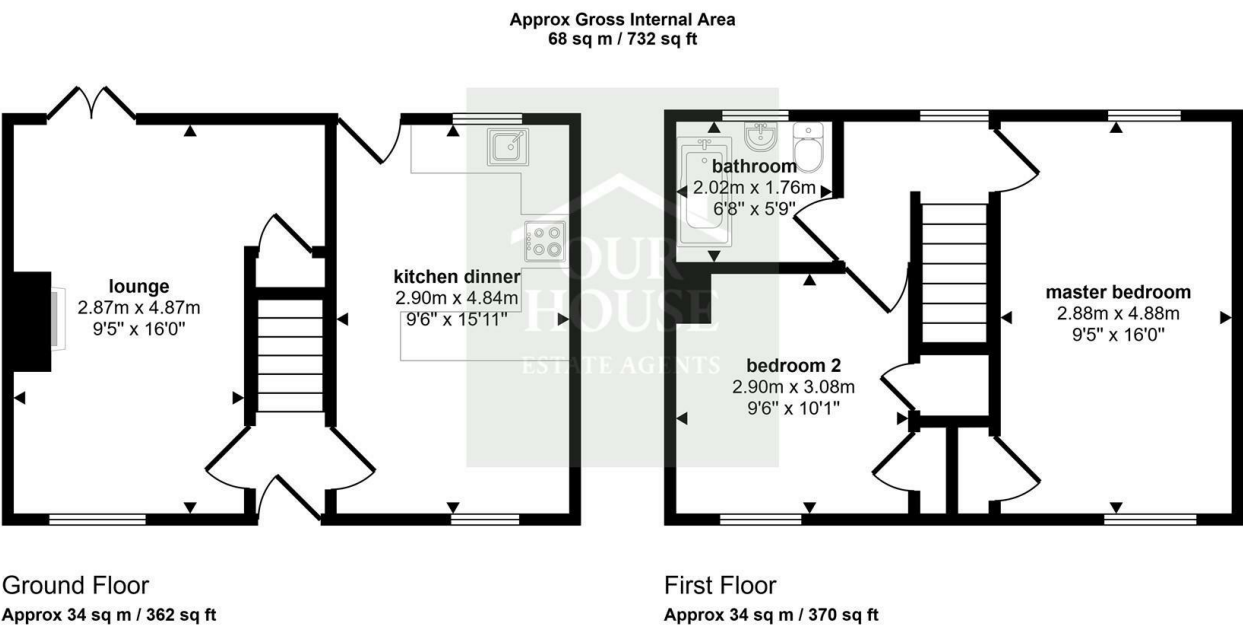
Window to rear of property, W.C, Pedestal wash hand basin, Panelled bath (with shower over), Heated towel rail, Partly tiled with Extractor fan and Vinyl floor.

### Rear Garden

Mainly gravelled and includes garden shed, Fenced boundaries, Raised brick patio area and an outside tap.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	